

COMMUNITY PRESERVATION COMMITTEE

Meeting Minutes

March 11, 2015

Hearing Room 2, Town Hall

Attendance: Tim Davidson, Jane Davidson, Paul Comerford, Ned Bangs, Gail Hunter, Karen O'Donnell, Betsy Appleby, Barbara Carney NSRWA, Paul Sullivan Advisory Board, Don McAleer Advisory Board, David Cedrone WATD.

CPC Members in attendance: Tom Whalen, Kerry Richardson, Kevin Cantwell, Tim Russo, Michele Campion, Brian Wall. Absent: Bill Ivey/Michael Baird.

- Brian Wall called the meeting to order at 7:02 p.m.

1. Winslow Schoolhouse

- Tim Davidson, Historical Society, provided an update on the Historical Society application and project budget. Tim Davidson said the largest part of the budget is for trim, windows and shutters on the School House.
- Kerry Richardson asked if the process of providing revisions to the application was positive for the group. Tim Davidson said it was because it allowed the Historical Society the opportunity to further assess the restoration needs of the building.

MOTION: Tom Whalen made a motion to approve the restoration project for the Winslow School House for \$42,196 from FY16 Historic Set Aside funds. Second by Michele Campion. Motion passed unanimously. Absent (late) Kevin Cantwell, Bill Ivey/Mike Baird.

2. Pratt Property

- Karen O'Donnell said she brought CPC suggestions back to Engineer Pat Brennan.
- Karen O'Donnell said the expense of the first proposal was exorbitant because of the large areas of conservation and wetlands and the ADA accessibility issues. The new plan will still have a parking area, small picnic areas, handicap accessible parking space, and ADA compliant bridges over wetland areas.
- Karen O'Donnell said not all conservation areas have to be ADA compliant if they are offered elsewhere in town which they are at Harbor Park, South River Park and the Senior Center.
- Brian Wall said he thinks that contradicts information provided by the Mass. Disability office.
- Karen O'Donnell said the engineer informed her that ramps can be put in but the stairs could be problematic and may need a waiver.

- Tom Whalen said an engineer was hired who knows what we are up against and will be the project manager.
- Brian Wall said his concern is the state or residents may think saving money is being chosen over being in compliance.
- Karen O'Donnell said the plan is to go 25 feet beyond the bridge and that provides the project so much more ADA compliance at the Keville Bridge.
- Karen O'Donnell said the kayak launch will be ADA compliant as much as it can be with a 5' ramp, and a 12 x 12' float.
- Tom Whalen said because this area is tidal the contractor is not using pylons and is doing it the old fashioned way with an A frame and weights and the poles could be 8-10 feet down.
- Karen O'Donnell said she spoke with the neighbor who is agreeable with the plan and that Wildlands Trust has offered to hold the restriction.
- Barbara Carney, North and South Rivers Watershed Association said there isn't a lot of access to the South River and they are very anxious to open it up for passive recreation.
- Tom Whalen said the town-owned Bridle Trail goes all the way out to Ocean Street in a narrow area between Dandelion Park and CVS.
- Gail Hunter of Goodwill Hunters said CVS would rather the parking or drop off be a casual arrangement and not formalized.

MOTION: Michele Campion made a motion to approve \$148,640 in FY16 CPA Receipts for the Pratt Property Trails and Kayak Launch. Second by Kevin Cantwell. Unanimous vote. Absent: Bill Ivey/Michael Baird. Motion passed.

3. Open Space Update

- Brian Wall discussed the proposed Trails Study RFP he is preparing. The RFP draft has been sent to the Trails Committee members, the town planner and CPC. After comments are incorporated it will be send to bid.
- Brian Wall said it took six weeks to get a two page contract signed by Town Administrator and Town Counsel for the Senior Center survey. He spoke with Carol Hamilton and she is open to taking the time to do it right.

4. Affordable Housing Update

- Kerry Richardson said one of the four applicants has found a home and will go to contract soon. Two homes are coming up for resale under MHOPP and one is under age restriction.
- Brian Wall asked what is involved with selling a MHOPP home and Kerry Richardson said it's the bank's responsibility to check the deed and the owner needs to tell the buyer about the restricted deed, same thing with refinancing.
- Kerry Richardson said it is not the responsibility of Affordable Housing but they give advice.
- Kerry Richardson said Jack Mather is talking to a group for disabled veterans. Peter Armstrong is dealing with the state on his development.

5. Historic Update

- Michele Campion said the Daniel Webster Law Office move is on hold until the snow melts, it is a very slow process.
- Brian Wall asked if the Historical Commission sees any other buildings in need of restoration.
- Kerry Richardson asked if smoke alarms are allowed in historic building restorations and Tom Whalen said yes.

6. Minutes

MOTION: Tom Whalen made a motion to accept the open meeting minutes from February 11, 2015 as modified. Second by Tim Russo. Approved unanimously. Absent: Bill Ivey/Michael Baird.

7. Next meeting

- Brian Wall said the next meeting is April 8, 2015; the Skate Park and Hatch Mill will be invited to give updates on their projects.

MOTION: Tom Whalen made a motion to adjourn the meeting. Approved unanimously. Meeting adjourned at 8:18 p.m.